

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode

1201/160 Victoria Street, Carlton VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$

or range between

\$480,000

&

\$500,000

Median sale price

Median price

\$307,500

*House

*unit

x

Suburb
or locality

Carlton

Period - From

2018 Q2

to

2019 Q1

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 55/422 Cardigan Street, Carlton	\$465,000	01/02/2019
2. 64/39 Rathdowne Street, Carlton	\$485,000	10/12/2018
3. 204/111 Leicester Street, Carlton	\$395,000	28/03/2019

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.